

Landscaping Waiver

The applicant respectfully requests a waiver from Section III.E.8 entitled "Landscaping Requirements of the Highway Overlay District section of the Framingham Zoning By-Law. A Landscaping Plan, prepared by a Registered Landscape Architect has been included in the Plan Set (Sheet LS-1) as required by the Framingham Zoning By-Law.

This project will result in a significant increase in landscaping over the current condition. In the pre-development condition, approximately 90% of the lot is comprised of paved parking area and building. In the post development condition only 68% of the lot will be made up of paved parking and building. The remainder of the area will be dedicated to landscaping. In addition to the proposed landscaping, a request has been made to landbank approximately 3,520 s.f. of paved parking (17 spaces) spaces in order to increase green space and minimize unnecessary paved surfaces. Refer to Sheet LS-1 for a depiction of the proposed landscaping.

The following waivers have been requested:

1. A waiver from section III.E.8.f.2.c.1 which requires one (1) tree per each 27-lf of street frontage. This project includes a total of 343-lf of frontage on California Avenue and Worcester Road. This equates to a total of thirteen (13) trees to be planted along the frontage of the property. The applicant is proposing to plant thirteen (13) trees, however relief has been requested to locate ten (10) of the thirteen (13) trees along the northerly property line rather than along Worcester Road or California Avenue.
2. A waiver from section III.E.8.f.2.c.2 which requires four (4) shrubs to be planted per 100-s.f. of buffer area. Based on the amount of buffer area, this would require the planting of 315 shrubs. Relief has been requested to plant 166 shrubs as shown on Sheet LS-1.
3. A waiver from section III.E.8.h.2.d which requires two (2) trees be planted per terminal island. The proposed plan indicates one (1) tree per terminal island for a total of two (2) trees.
4. A waiver from section III.E.8.i which requires that a landscaped area 10-ft wide along all sides of the building providing public access be provided. While landscaping is proposed around the proposed building, a strip 10-ft wide is not provided.

Due to the significant increase in landscaping being provided as part of this project, the applicant is hopeful that the board will consider the landscaping scheme shown on Sheet LS-1 in lieu of the landscaping standards required by the Town of Framingham Zoning By-Law.

Waiver from requirement to Post a Community Notice Sign

A waiver from the requirement to Post a Community Notice Sign has been requested as discussed with the Town Planner during a pre-application meeting on January 23, 2015.